



May 1, 2017

Clint Wilsey
Clint Wilsey/ 66 Architect
2041 S. Plaza St. NW
Albuquerque, NM 87104

**Re: Family Dollar Store
2801 4th St. NW
Traffic Circulation Layout
Architect's Stamp 4-10-17 (H14D107)**

Dear Mr. Wilsey,

Based upon the information provided in your submittal received 4-21-17, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

1. Identify all existing access easements and rights of way width dimensions.
2. Include a note for existing drive way closing and use standard drawing #s when applicable.
3. Parking spaces cannot cross over lot lines. Parking spaces on the south end of the building can be shrunk to 18 feet to keep inside the site boundary.
4. Please dimension motorcycle parking spaces.
5. Please add the following note to the clear sight triangle: "Landscaping and signage will not interfere with clear sight requirements. Therefore, signs, walls, trees, and shrubbery between 3 and 8 feet tall (as measured from the gutter pan) will not be acceptable in this area."
6. The ADA curb ramp on the northeast side of the site at the intersection should be brought to current ADA Standards.
7. Please include a copy of your shared access agreement with the adjacent property owner.
8. All vacated and granted easements must be approved before approval of TCL. Please provide plat showing approved easements.

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

CITY OF ALBUQUERQUE



Resubmit a revised plan along with fully completed Drainage Transportation Information Sheet to front counter personnel for log in and evaluation by Transportation. PDF copies of the plans and submittal package must be emailed to PLNDRS@cabq.gov at time of resubmittal. If you have any questions, please contact me at (505) 924-3630.

Sincerely,

A handwritten signature in black ink that reads 'Logan Patz'.

Logan Patz
Senior Engineer, Planning Dept.
Development Review Services

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 10/2015)

Project Title: FAMILY DOLLAR STORE Building Permit #:2017-13447 Hydrology File #: _____

DRB#: _____ EPC#: _____ Work Order#: _____

Legal Description: TRACT A-1-A White City & Glen Haven Addition _____

City Address: 2801 4th St. NW, Albuquerque NM _____

Applicant: Clint Wilsey/66Architect Contact: Clint Wilsey _____

Address: 2041 S. Plaza St. NW Albuquerque, NM 87104 _____

Phone#: 505-280-0043 Fax#: _____ E-mail: clint.wilsey@gmail.com

Other Contact: _____ Contact: _____

Address: _____

Phone#: _____ Fax#: _____ E-mail: _____

Check all that Apply:

DEPARTMENT:

- HYDROLOGY/ DRAINAGE
- TRAFFIC/ TRANSPORTATION
- MS4/ EROSION & SEDIMENT CONTROL

TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

- BUILDING PERMIT APPROVAL
- CERTIFICATE OF OCCUPANCY
- PRELIMINARY PLAT APPROVAL
- SITE PLAN FOR SUB'D APPROVAL
- SITE PLAN FOR BLDG. PERMIT APPROVAL
- FINAL PLAT APPROVAL
- SIA/ RELEASE OF FINANCIAL GUARANTEE
- FOUNDATION PERMIT APPROVAL
- GRADING PERMIT APPROVAL
- SO-19 APPROVAL
- PAVING PERMIT APPROVAL
- GRADING/ PAD CERTIFICATION
- WORK ORDER APPROVAL
- CLOMR/LOMR

TYPE OF SUBMITTAL:

- ENGINEER/ARCHITECT CERTIFICATION
- CONCEPTUAL G & D PLAN
- GRADING PLAN
- DRAINAGE MASTER PLAN
- DRAINAGE REPORT
- CLOMR/LOMR
- TRAFFIC CIRCULATION LAYOUT (TCL)
- TRAFFIC IMPACT STUDY (TIS)
- EROSION & SEDIMENT CONTROL PLAN (ESC)
- OTHER (SPECIFY) _____

PRE-DESIGN MEETING?

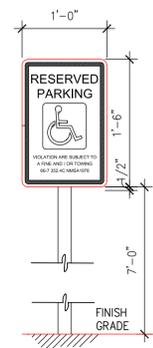
OTHER (SPECIFY) _____

IS THIS A RESUBMITTAL?: Yes No

DATE SUBMITTED: 4-21-17 By: Clint Wilsey _____

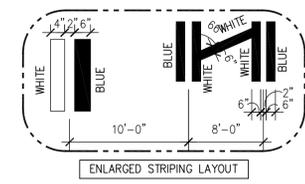
COA STAFF: ELECTRONIC SUBMITTAL RECEIVED: _____

- NOTES:
- ALL LETTERS ARE 1" SERIES "C" PER 2003 MUTCD.
 - TOP PORTION OF SIGN SHALL HAVE A REFLECTORIZED (ENGINEERING GRADE) BLUE BACKGROUND WITH WHITE REFLECTORIZED LEGEND AND BORDER.
 - BOTTOM PORTION OF SIGN SHALL HAVE A REFLECTORIZED (ENGINEERING GRADE) WHITE BACKGROUND WITH BLACK OPAQUE LEGEND AND BORDER.
 - FINE NOTIFICATION SIGN SHALL HAVE A REFLECTORIZED (ENGINEERING GRADE) WHITE BACKGROUND WITH BLACK OPAQUE LEGEND AND BORDER.
 - CONTRACTOR SHALL VERIFY FINE AMOUNT AND ORDINANCE NUMBER.
 - ONE (1) SIGN REQUIRED FOR EACH ACCESSIBLE PARKING SPACE.
 - INSTALLED HEIGHT OF SIGN SHALL BE IN ACCORDANCE WITH SECTION 24-23 OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES. (MUTCD)
 - SIGN MAY BE MOUNTED ON BUILDING/WALL, AT PROPER HEIGHT, IF ALIGNED WITHIN 12" OF CENTER OF PARKING SPACE.

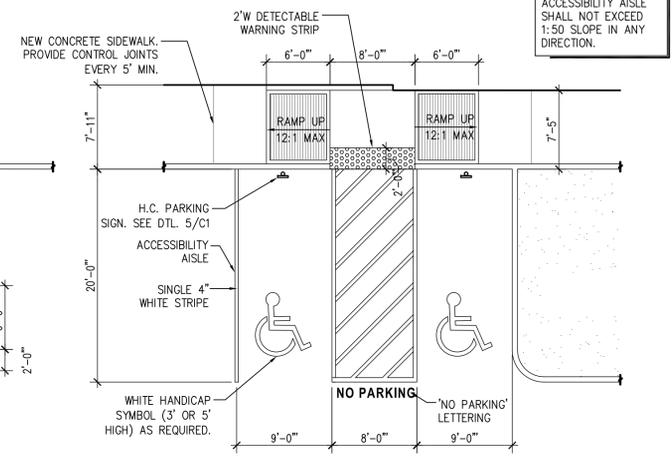


5 HANDICAP SIGNAGE
SCALE: 1" = 1'-0"

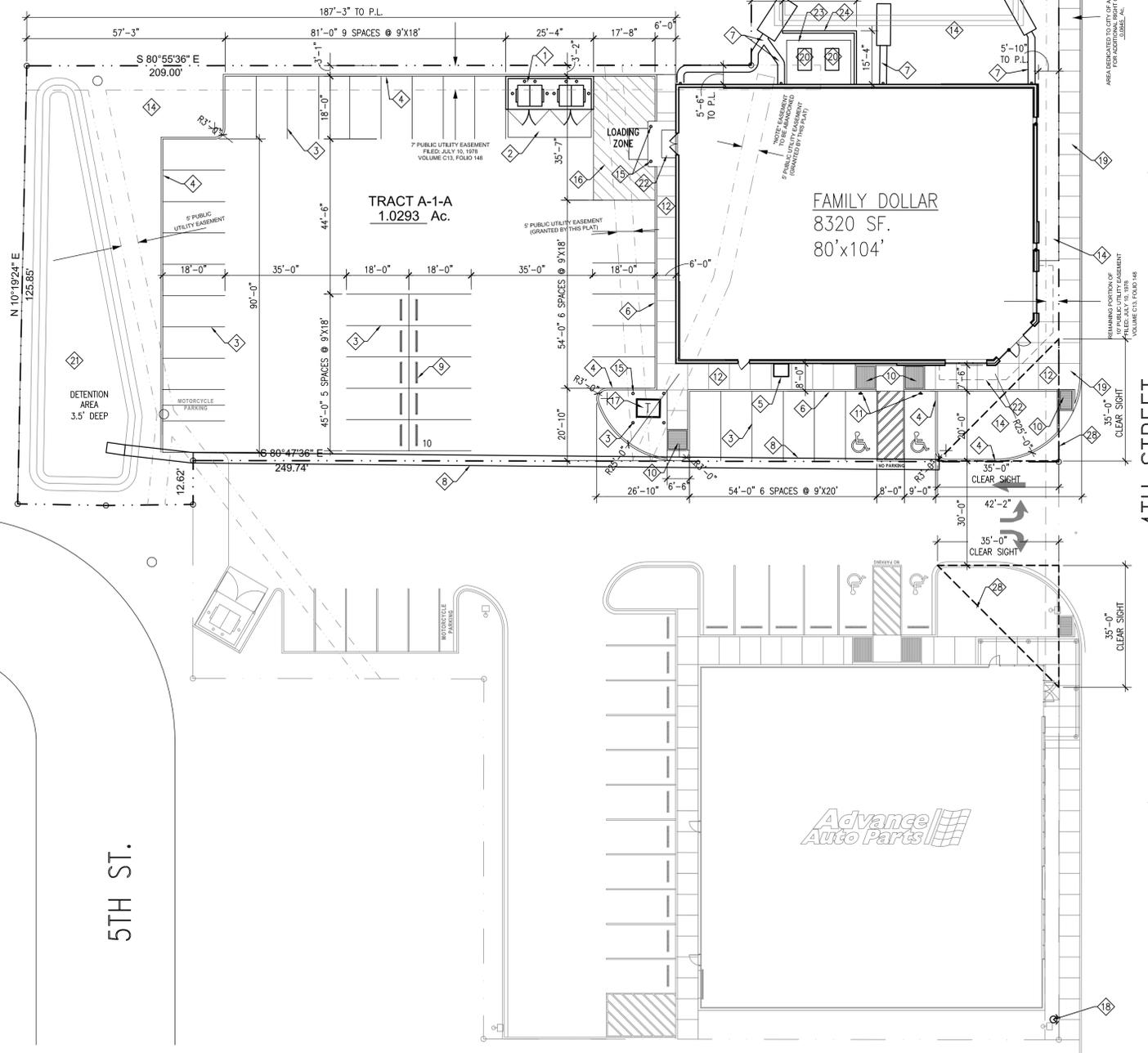
PHOENIX AVE.



11 ENLARGED HC RAMP AND PARKING DETAILS
SCALE: 1/8"=1'-0"



NOTE: FINISHED GRADES OF PAVEMENT IN HC PARKING AND ACCESSIBILITY AISLE SHALL NOT EXCEED 1:50 SLOPE IN ANY DIRECTION.



A1 FAMILY DOLLAR 4TH ST. - SITE PLAN
Scale: 1"=20'-0"

SITE KEYED NOTES

- DOUBLE DUMPSTER ENCLOSURE.
- INSTALL NEW 6" THICK CONCRETE LOADING PAD OF 4000 PSI BROOM FINISHED CONCRETE W/ 3/4" AGGREGATE W/ 6" x 6" x 6" W2,1/2" WMM STEEL REINFORCEMENT. SLOPE AWAY FROM BUILDING 1/8" PER FOOT FOR POSITIVE DRAINAGE. PLACE OVER 4" COMPACTED BASE COURSE OVER 12" OF STRUCTURAL FILL. REFER TO GEOTECHNICAL REPORT.
- ASPHALT PAVEMENT PARKING LINES 4" WIDE PAINTED WHITE WITH TWO (2) COATS OF SHERWIN WILLIAMS "HOTLINE" FAST DRYING TRAFFIC MARKING PAINT. HANDICAP PARKING & HANDICAP SYMBOL TO BE PAINTED COLOR & SIZE AS REQUIRED BY THE GOVERNING ACCESSIBILITY CODE. CONCRETE PAVEMENT PARKING LINES FOR ACCESSIBLE SPACES SHALL BE THE SAME AS ABOVE EXCEPT USE BLUE OR YELLOW PAINT. REFER TO DTL 11/C1 FOR ADDITIONAL INFORMATION.
- NEW CONCRETE CURB & GUTTER.
- WATER VENDING MACHINE. PROVIDE HOSE BIB AND POWER.
- NEW THICKENED CONCRETE EDGE.
- NEW 24" CONCRETE DRAINAGE CHANNEL.
- NEW 36" VALLEY GUTTER.
- CONCRETE WHEEL STOPS.
- PROVIDE HANDICAP RAMP PER FEDERAL & LOCAL ACCESSIBILITY REQUIREMENTS. SEE DETAIL 11/C1
- HANDICAP PARKING SIGN FOR SPACES ADJACENT TO BUILDING ENTRANCE. SEE DETAIL 5/C1
- NEW BROOM FINISHED CONCRETE SIDEWALK SLOPED AWAY FROM BUILDING 1/8"/FT. FOR POSITIVE DRAINAGE.
- LOADING PAD.
- LANDSCAPING AREA.
- 6" PIPE BOLLARDS.
- CONCRETE PAD AT LOADING ZONE. 6" PORTLAND CEMENT CONCRETE OVER 4" COMPACTED BASE COURSE OVER 12" STRUCTURAL FILL. PAINT WHITE DIAGONAL STRIPING AT LOADING ZONE
- NEW TRANSFORMER LOCATION. PROVIDE (4) 6" PIPE BOLLARDS AROUND TRANSFORMER
- EXISTING FIRE HYDRANT
- EXISTING PUBLIC SIDEWALK
- GROUND MOUNTED HVAC UNITS.
- SITE DRAINAGE POND.
- SHADE CANOPY ABOVE
- 18'x12' CONCRETE PAD FOR GROUND MOUNTED HVAC EQUIP. VERIFY LOCATION W/ PEMB DUCT PENETRATIONS
- 4'-0" CMU SCREEN WALL
- EXISTING PUBLIC UTILITY EASEMENT TO REMAIN
- EXISTING PUBLIC UTILITY EASEMENT TO BE ABANDONED.
- DEDICATED RIGHT OF WAY
- CLEAR SIGHT TRIANGLE PER CITY OF ABQ DEVELOPMENT PROCESS MANUAL, CHAPTER 23, SECT. 3, PART. D5 INTERSECTION SIGHT DISTANCE.
NOTE* LANDSCAPING AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE, SIGNS, WALLS, TREES AND SHRUBBERY BETWEEN 3 AND 8 FEET TALL (AS MEASURED FROM GUTTER PAN) WILL NOT BE ACCEPTABLE IN THIS AREA.

SITE DATA

SITE AREA - TRACT A-1-A
TOTAL LOT SQ. FT. = 44,836 SF / CONSTRUCTION AREA = 44,836 SF
TOTAL LOT ACRES = 1.029 ACRES / CONSTRUCTION AREA = 1.029 ACRES
BUILDING 8,320 SF 18% OF TOTAL AREA
PAVEMENT/SIDEWALK 19,501 SF 44% OF TOTAL AREA
GREEN/OPEN SPACE 17,015 SF 38% OF TOTAL AREA

BUILDING SETBACKS		
	REQUIRED	PROVIDED
FRONT	10' MAX	6' FT.
REAR	5'	187' FT.
SIDE	0'	28' FT.
SIDE	0'	122' FT.

MAXIMUM BUILDING HEIGHT
52 FT. (4-STORY) ACTUAL HT. = 23'-4"

PARKING		
3 PER 1000F @ 8320	=	24 SPACES
W/30% PARKING REDUCTION FOR PROXIMITY TO BUS STOP	=	17 SPACES REQ'D
TOTAL PROVIDED	=	41 SPACES
HANDICAP PARKING	=	2 SPACES
MOTORCYCLE PARKING	=	1 SPACE

VICINITY MAP



CONSULTANT:

OWNER:

ARCHITECT:

Architect:
Clint Wilsey
clint.wilsey@gmail.com
505 280-0043

DRAWN BY: CJW

ISSUE: PERMIT SET

FAMILY DOLLAR STORE #11843
2801 4th St. NW
Albuquerque, NM

DATE: 3/1/17

SHEET TITLE:
TRAFFIC CIRCULATION LAYOUT (TCL)

C1

